

**WILLIAMSBURG
BOARD OF ZONING APPEALS
MINUTES**

July 5, 2005

The regular meeting of the Williamsburg Board of Zoning Appeals was held on Tuesday, July 5, 2005 at 4:00 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE

Present were Board members Knudson, Kafes, Carr and White. Mr. Lamson was absent. Staff members present were Zoning Administrator Murphy and Secretary Scott.

CALL TO ORDER and MINUTES

Chairman Knudson called the meeting to order. After Mr. Carr made corrections, Mrs. White moved that the minutes of the June 7, 2005 meeting be approved. Mr. Kafes seconded the motion which carried by roll call vote of 4-0.

Recorded vote on the motion:

Aye: White, Knudson, Kafes, Carr
No: None
Absent: Lamson

PUBLIC HEARINGS

BZA #05-014: Request of Williamsburg Redevelopment and Housing Authority for a special exception in accordance with Section 21-896 of the Zoning Ordinance to construct an addition 7.5 feet from the side property line instead of 10 feet. The property is located at 104 Braxton Court, Williamsburg Tax Map Number 465-02-00-016, and is zoned Single Family Dwelling District RS-2. Approved.

Chairman Knudson introduced the request for a special exception and noted the following Board members have visited the site:

Knudson, Kafes, White and Carr

Williamsburg Redevelopment and Housing Authority director, Jim Gurganus, stated the special exception would allow for construction of an addition that would provide a third bedroom with a full bath. The existing house is being rehabilitated for purchase by a low/moderate income family.

Chairman Knudson opened the public hearing. There being no comment the public hearing was closed.

On the motion of Mrs. White, seconded by Mr. Kafes, which carried by a vote of 4-0, the following resolution was adopted:

Williamsburg Board of Zoning Appeals Minutes
July 5, 2005

WHEREAS, the Williamsburg Redevelopment and Housing Authority has submitted application **BZA #05-014** requesting a special exception from Article X, Section 21-896 of the Zoning Ordinance to construct an addition to the existing single family dwelling 7.5 feet from the side property line instead of ten feet as currently required by the Zoning Ordinance; and

WHEREAS, the property is located at **104 Braxton Court**, Williamsburg Tax Map Number 465-(02)-00-016 and is zoned Single Family Dwelling District RS-2; and

WHEREAS, the City of Williamsburg Board of Zoning Appeals conducted a public hearing on this request on July 5, 2005; and

WHEREAS, after careful consideration of the pertinent issues subsequent to the public hearing, the Board has determined that the request fulfills the provision of Section 21-896 that states "The Board of Zoning Appeals may approve, as a special exception in accordance with Section 21-97(f), the enlargement of an existing legally nonconforming building that does not meet the yard regulations of the zoning district in which it is located. The yards provided for the addition shall not be less than the adjacent nonconforming yards."

NOW, THEREFORE, BE IT RESOLVED by the City of Williamsburg Board of Zoning Appeals on this the 5th day of July, 2005 that the request of the Williamsburg Redevelopment and Housing Authority **is hereby approved**.

Recorded vote on the motion:

Aye: White, Knudson, Kafes, Carr
No: None
Absent: Lamson

OLD BUSINESS – None

NEW BUSINESS – None

OTHER

Next BZA Meeting

Zoning Administrator, Murphy noted that there are currently two cases on the agenda for the August 2 BZA meeting. One is the appeal of the decision of the Zoning Administrator regarding 101 Chandler Court and the other is a request for a special exception to allow rental of three bedrooms to visitors at 800 Jamestown Road.

There being no further business the meeting adjourned at 4:07 p.m.

Respectfully submitted,

Judith Knudson, Chairman
Board of Zoning Appeals